



Researched and prepared by  
Adam Shpritz

Subject Property  
12515 Cresap Mill Rd SE  
Oldtown 21555

Prepared exclusively for  
Michael Schleicher



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This analysis is not an appraisal. It is intended only for the purpose of assisting buyers or sellers or prospective buyers or sellers in deciding the listing, offering, or sale price of the real property.



## CMA 4-Up Public Records Report

Monday, November 24, 2025

This page outlines the subject property versus comparables properties.



	12515 Cresap Mill Rd SE	14109 Cresap Mill	12105 Cresap Mill Rd SE	15915 Williams Rd SE
Address	12515 Cresap Mill Rd SE	14109 Cresap Mill	12105 Cresap Mill Rd SE	15915 Williams Rd SE
County	Allegany, MD	Allegany, MD	Allegany, MD	Allegany, MD
Municipality	SE Allegany - Allegany Co	Unincorporated	Unincorporated	Unincorporated
Neighborhood	NONE AVAILABLE			
Status	Active	Closed	Closed	Closed
Closed Date				
List Price	\$79,000	\$125,000	\$150,000	\$299,500
Closed Price		\$125,000	\$138,000	\$220,000
Concessions	\$0.00	\$3,000.00	\$4,140.00	\$0.00
Financing		Other	Conventional	Cash
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Mobile	Standard Unit	Standard Unit
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction			
Style	Traditional			
Levels/Stories	2	0.00	1.00	2.00
Year Built	2006	1990	2001	1865
Condition				
Annual Tax	\$1,907	\$751	\$1,357	\$1,378
Tax Total Asmt	\$175,400	\$69,100	\$124,800	\$126,800
Lot Acres/SqFt	2.92a / 127195sf	4a / 172,498.00sf	1a / 64,469.00sf	1a / 43,560.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	2,020	952	1,120	1,500
Total Bldg SF	3700	952	2,240	2,472
Total Units		1	1	1
Bedrooms	3	0	0	0
Baths	2 / 0	1 / 1	3	1 / 1
Garage Spaces		0	0	0
Parking Feat				
Basement	Other		Yes (Type Unknown)	Yes (Type Unknown)
Cooling	Other	Combined System		
Heat	Other	Hot/Warm Air	Hot/Warm Air	Hot/Warm Air
Pool	No Pool	False	False	False
DOM	174	7	22	171
MLS#	MDAL2011928	MDAL2011758	MDAL2011246	MDAL2011532





## CMA 4-Up Listings Report

This page outlines the subject property versus comparables properties.



	12515 Cresap Mill Rd SE	14109 Cresap Mill	15915 Williams Rd SE	12105 Cresap Mill Rd SE
Address	12515 Cresap Mill Rd SE	14109 Cresap Mill	15915 Williams Rd SE	12105 Cresap Mill Rd SE
County	Allegany, MD	Allegany, MD	Allegany, MD	Allegany, MD
Municipality	SE Allegany - Allegany County	N Cumberland - Allegany County	NE Allegany - Allegany County	SE Allegany - Allegany County
Neighborhood	NONE AVAILABLE	OLDTOWN	NONE AVAILABLE	NONE AVAILABLE
Status	Active	Closed	Closed	Closed
Closed Date		08/12/2025	11/21/2025	05/30/2025
List Price	\$79,000	\$125,000	\$299,500	\$150,000
Closed Price		\$125,000	\$207,000	\$138,000
Concessions	\$0.00	\$3,000.00	\$0.00	\$4,140.00
Financing		Other	Cash	Conventional
Property Class	Residential	Residential	Residential	Residential
Structure Type	Detached	Manufactured	Detached	Manufactured
Ownership	Fee Simple	Fee Simple	Fee Simple	Fee Simple
Sale Type	Auction	Standard	Standard	Standard
Style	Traditional	Other	Farmhouse/National Folk	Ranch/Rambler
Levels/Stories	2	1	2	1
Year Built	2006	1990	1865	2001
Condition				
Annual Tax	\$1,907	\$696	\$1,222	\$1,252
Tax Total Asmt	\$175,400	\$64,000	\$126,800	\$124,800
Lot Acres/SqFt	2.92a / 127195sf	4a / 172,498.00sf	1a / 43,560.00sf	1a / 64,469.00sf
Lot Dimension				
Waterfront	No	No	No	No
Abv Grd Fin SF	2020	952	1,500	1,120
Blw Grd Fin SF	0	0	0	0
Total Bldg SF	3700	952	2,472	2,240
Total Units		0	0	0
Bedrooms	3	3	3	4
Baths	2 / 0	1 / 1	1 / 1	3
Garage Spaces		2	2	0
Parking Feat		Paved Driveway	Paved Driveway, Private	Gravel Driveway
Basement	Other		Connecting Stairway, Daylight	Partially Finished
Cooling	Other	Central A/C	Window Unit(s)	Ductless/Mini-Split, Window I
Heat	Other	Forced Air	Forced Air	Forced Air
Pool	No Pool	No Pool	No Pool	No Pool
DOM	174	7	171	22
MLS#	MDAL2011928	MDAL2011758	MDAL2011532	MDAL2011246

